ALEXANDRIA

PROPERTY RECORD CARD 054.01-04-12

VIRGINIA

TYPE & USE: 100-199 RESIDENTIAL ✓; 110 DETACHED; 111 SEMI-DET.; 112 ROW ✓; 116 APT. - GARD.; 117 APT. - HRS.; 151 HOTELS; 153 MOTELS; 200-399 MFG.; 400-499 UTILITIES; 500-599 COMMERCIAL; 530 SHOP CTR.; 553 SERV. STA.; 580 RESTAURANT; OFFICE BLDG.; 600-699 SERVICES; 637 WAREHOUSE; 700-799 RECREATION; 800-899 RAW PROD.; 900-999 VACANT

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
15300500	213	4K	41	

PROPERTY ADDRESS

2930 Sycamore St.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 12 Blk. 6 Sec. 1	1,665 Sq. Ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
RA		$275+U+	

RECORD OF OWNERSHIP	MAILING ADDRESS
Beckner, Earl R. or Meta S.	3319 Legation St. N. W. Washington DC 20015
MANWELL, JOHN P & S. A. BROWN TRS.	

YR.	LAND	IMP.	ASSESSED VALUE
'73	2,500	8,600	11,100
74	2500	9200	11,700
75	3600	10,200	13,800
76	3600	12500	16100
77	7900	27300	35200
78	7900	33000	40900

DEED BK. & PAGE	DATE	NOTES
74 11100	36800	47900
652-446		
PRICE:		
775-864	5-1-74	
PRICE: $23,400 A+		
80 11100	44000	55100
PRICE: 81 14400	50200	64600
82 - 14400	55400	69800
PRICE:		
PRICE:		

PHOTO

REMARKS

1961

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PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATION	
LEVEL	✓	ALL UTILITIES	✓	PAVED	✓	STATIC	
HIGH		WATER		SEMI-PAVED		IMPROVING	✓
LOW		SEWER		DIRT		DECLINING	
ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK	✓	CHANGING	
				CURB	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS LOC.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							7200

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BOOK	LAND VALUE	BLDG. VALUE	PURCH. PRICE	DATE

OCCUPANCY	TYPE & CONST.	SIZE	AREA	GRADE	AGE	EFF. AGE	COND.	REPL. VALUE	PHY. DEPR.	PHY. VALUE	FUNCT. DEPR.	LOC. ADJ.	ACT. VALUE
R-1	2S BR	19x29	1327	3+	1955	65	A						

FOUNDATION
- CONC. OR BRICK
- TILE OR CONC. BLK.
- CONC. SLAB
- STONE
- PIERS

BASEMENT

NO.	¼	½	¾	F

EXT. WALLS
- SIDING ON SHEATHING
- SINGLE SIDING
- WOOD SHINGLES
- COMP. SHINGLES
- ALUMINUM SIDING
- STUCCO
- BRICK VENEER
- STONE VENEER
- SOLID BRICK
- CONC. BLOCK
- METAL PANEL
- CLAPBOARD

INSULATION

WALLS	CEIL.	FULL

ROOF TYPE

MANSARD		GABLE	
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	¼	½	¾	F	
B	¼	½	¾	F	

GAR. IN BSM'T.

1 CAR		2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE				
PINE				
HARDWOOD				
VINYL TILE				
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL		2	3	
PANEL VEN.				
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE				
HEAVY				

KITCHEN EQUIP.

DW SH	DISP	OVEN	RANGE	FAN

FIREPLACES

	NO.
OPENINGS	
CHIMNEYS	

HEAT - AIR COND.
- HOT AIR FORCED
- HOT AIR GRAVITY
- HOT WATER OR VAPOR
- FLOOR FURNACE
- RADIANT
- BASEBOARD
- WALL UNITS
- CENT'L. AIR COND.
- NO HEATING

PLUMBING
- 4 FIXTURE BATH
- 3 FIXTURE BATH (1)
- 2 FIXTURE BATH
- EXTRA WATER CLOSET
- EXTRA SINK
- WATER ONLY
- NO PLUMBING

TILING
- BATH FLR. & WAIN.
- BATH FLR. & SHW.
- BATH FLOOR

ROOMS

B	1	2	
2	3		

CONDITION	G	F	P
INTERIOR			
EXTERIOR			
LAYOUT			

OUTBUILDINGS

	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE

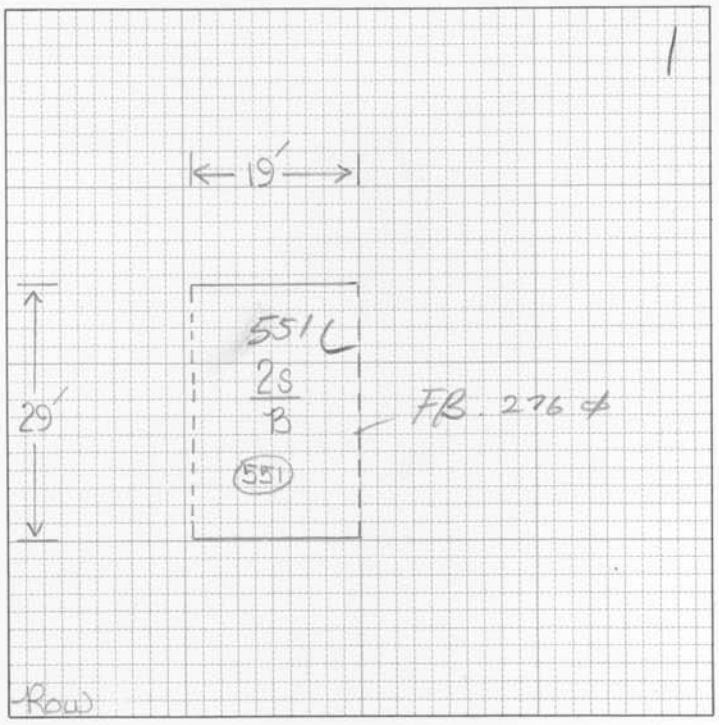
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY MAC

MEASURED BY TIM

DATE 8-7-74

RESMGR.



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL

REMODELING AND ADDITIONS

REMODELING DATA	DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN				
BATH				
HEATING - A.C.				
EXTERIOR				

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

TOTAL	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
7-17-78	FS Tenant	Change to ½ finished Bst	